

ALPHACORP COMPANY  
AT 14389SH

## SUBORDINATION OF LEASE

**WHEREAS**, MLA Ventures, LLC ("Lessor") and Richard A. Artim, M.D., P.A. ("Lessee") entered into that Lease Agreement dated as of June 24, 2008 (the "Lease") concerning the premises located at 710 - 714 Leuda Street, Fort Worth, Texas 76104 same being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

**WHEREAS**, Lessor and Lessee desire to subordinate all of their right, title and interest in and to the Lease to that one certain Deed of Trust (With Security Agreement and Assignment of Rents) ("Deed of Trust") dated of even date herewith, executed by Lessor in favor of Lender and encumbering the Property, and any and all other interests in the Property of The Fort Worth Economic Development Corporation ("Lender") in consideration of a loan made by Lender to Lessor and Lessee in the original principal amount of \$624,000.00 as evidenced by a promissory note of even date herewith executed by Lessor.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT**, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the Lessor and Lessee in hand paid by the Lender, Lessor and Lessee do hereby covenant and agree that the Lease and any modifications, renewals, extensions, and amendments of the Lease and all rights, options, liens or charges created thereby (including any option to purchase or right of first refusal) are hereby made expressly subject and subordinate, in all respects, to the Deed of Trust and the lien and any security interest created thereby, to any advancements made under the Deed of Trust, to any and all consolidations, renewals, modifications and extensions thereof, and to any other deed of trust on the Property which may hereafter be held by Lender, its successor and assigns.

EXECUTED this 1<sup>st</sup> day of October, 2008

LESSOR:

MLA Ventures, LLC, a Texas limited liability company

By: Mary Lou Artim  
Mary Lou Artim, Member

Return to:  
FNF-Title Services  
ATTN: RECORDING DEPT  
8051 Jetstar Drive, Ste 110  
Irving, TX 75039

LESSEE:

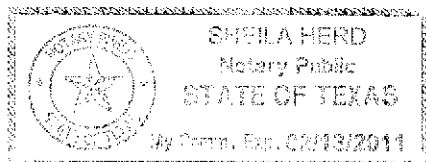
Richard A. Artim, M.D., P.A., a Texas  
professional association

By: Richard A. Artim  
Richard A. Artim, President

STATE OF TEXAS       §  
                                     §  
COUNTY OF TARRANT §

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Mary Lou Artim, Member of MLA Ventures, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

October **GIVEN UNDER MY HAND AND SEAL OF OFFICE**, this the 1<sup>st</sup> day of \_\_\_\_\_, 2008.

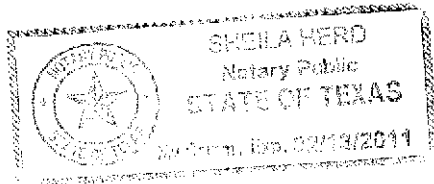



Sheila Herd  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS       §  
                                     §  
COUNTY OF TARRANT §

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Richard A. Artim, President of Richard A. Artim, M.D., P.A., a Texas professional association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

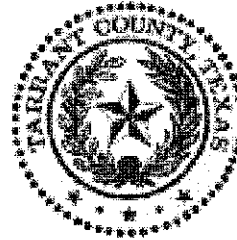
**GIVEN UNDER MY HAND AND SEAL OF OFFICE**, this the 1<sup>st</sup> day of October, 2008.



  
NOTARY PUBLIC, State of Texas

**EXHIBIT "A"**

Lots 2, 3, 4 and 5, Block 6, College Hill Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume "W", Page 167, Deed Records, Tarrant County, Texas.



FNF-TITLE SERVICES  
8051 JETSTAR DR #100

IRVING TX 75063

Submitter: ALAMO TITLE CO

---

SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 10/14/2008 09:41 AM  
Instrument #: D208392484  
LSE 5 PGS \$28.00

By: \_\_\_\_\_



**D208392484**

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Printed by: CN